



Cormorant Drive  
Stowmarket IP14 5UE  
£240,000 Freehold

**MaxwellBrown**

Independent Property Agents

Set on the popular Cedars Park development to the outskirts of Stowmarket this modern house is within easy access to local amenities, rail station, town centre and the A14. Accommodation comprises hall, cloakroom, fitted kitchen, lounge, 3 bedrooms and bathroom. The property also benefits from gas central heating, double glazing, gardens to front and rear and 2 private car parking spaces. Viewing strongly recommended.





**Part-glazed sealed unit double glazed door to:**

**Entrance hall:** With radiator, smoke detector, vinyl flooring, stairs to first floor, doors to:

**Cloakroom:** Fitted with a white suite of low level WC, pedestal wash basin, radiator, vinyl flooring, sealed unit double glazed window to front.

**Kitchen/diner:** Fitted with a range of wood effect units with stone effect worktops comprising 1.5 bowl inset stainless steel sink unit with mixer tap, cupboards with drawers and space under, plumbing for automatic washing machine, tiled splashbacks, Zanussi oven, gas hob, extractor hood, vinyl flooring, radiator, sealed unit double glazed window to front.

**Lounge:** With engineered oak flooring, radiator, TV aerial socket, large understairs cupboard, sealed unit double glazed French doors and side panels to rear.

**First floor landing:** With access to loft, smoke detector, CO monitor, over-stairs cupboard housing Ideal Logic gas fired combination boiler supplying hot water and central heating system.

**Bedroom 1:** With radiator, TV aerial socket, triple fitted wardrobe with shelves and hanging space, sealed unit double glazed window to rear.

**Bedroom 2:** With radiator, TV aerial socket, sealed unit double glazed window to front.

**Bedroom 3:** With radiator, sealed unit double glazed window to rear.

**Bathroom:** Fitted with a white suite of panelled bath with shower mixer tap, pedestal wash basin, low level WC, tiled splashbacks, vinyl flooring, extractor fan, radiator, sealed unit double glazed window to front.

**Outside:** The front garden is laid to lawn with paved path, enclosed by hedging, The rear garden has a paved patio, lawn, small timber garden shed and is enclosed by close boarded fencing with gate to the rear providing access to a private car space en bloc.

**Council tax:** Band 'C' Mid Suffolk District Council

**Broadband:** Available maximum download speeds:

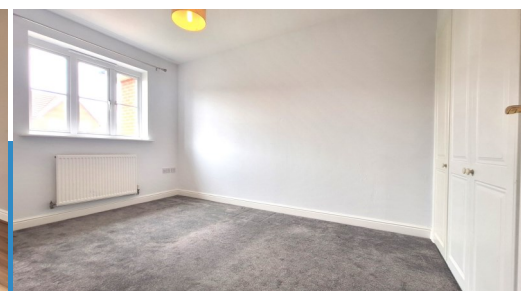
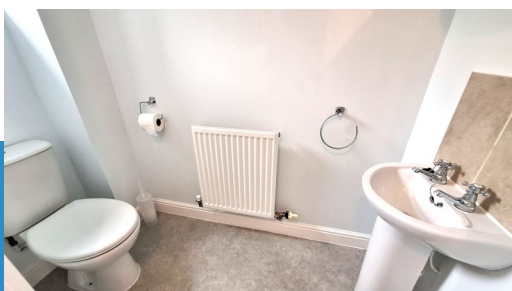
Standard 8 Mbps

Superfast 80 Mbps

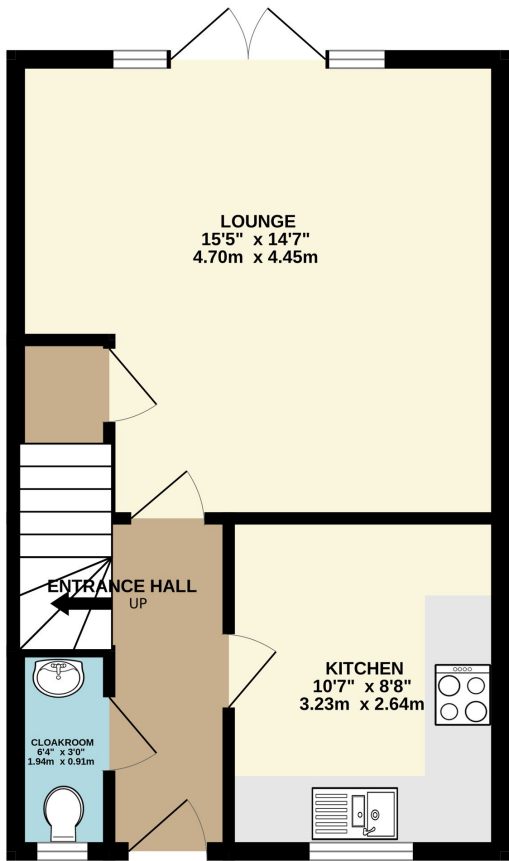
Ultrafast 2000 Mbps

Networks available Trooli, Openreach, Lightspeed broadband.

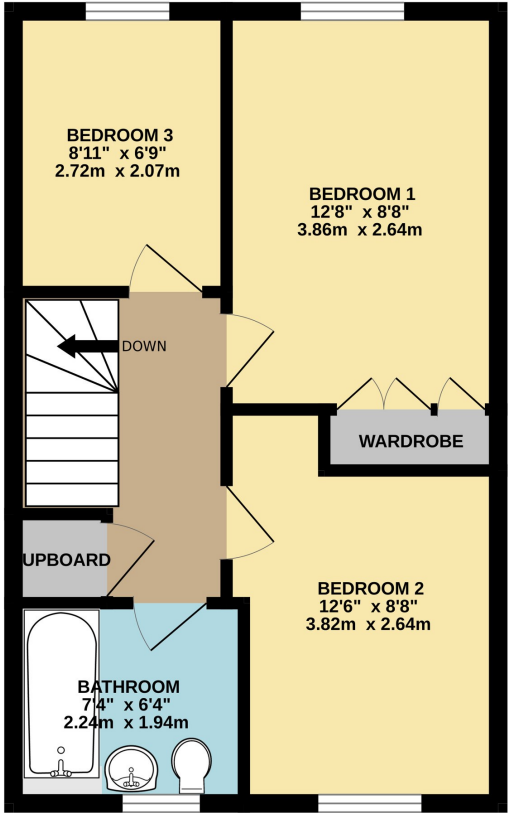
Information source Ofcom.org.uk



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

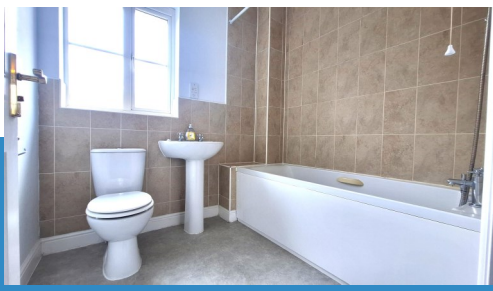
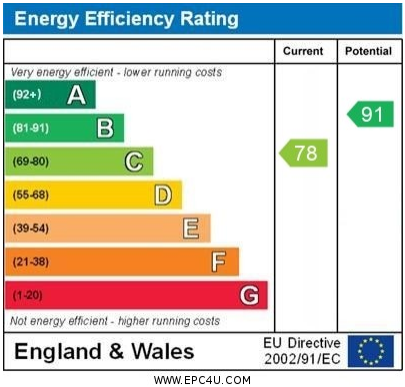


1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

